

**CITY OF CHICAGO
ZONING BOARD OF APPEALS
FRIDAY – January 17, 2014
121 North LaSalle Street – Room 200**

9:00 A.M.

1-14-S Zoning District: B3-2 Ward: 1
Applicant: Truex Bluex Corp.
Owner: Sorrento, Inc.
Premises Affected: 2038 West Division Street
Subject: Application for a special use to establish tattoo services inside an existing beauty salon.

- **Approved 4-0**

2-14-S Zoning District: C2-2 Ward: 16
Applicant: Raymond Weber
Owner: same as applicant
Premises Affected: 6550 South Western Avenue
Subject: Application for a special use to establish an 11-space off-site required accessory parking lot to serve a motor vehicle repair shop located at 6545 South Western Avenue.

- **Approved 4-0**

3-14-S Zoning District: RM-4.5 Ward: 44
Applicant: Howard Brown Health Center, Inc.
Owner: Wellington Avenue United Church of Christ
Premises Affected: 615 West Wellington Avenue
Subject: Application for a special use to establish a community center.

- **Approved 4-0 on conditions of the posting of contact information and hours of operation and such special use is limited to length of current lease (until March 31, 2015)**

4-14-S Zoning District: B3-2 Ward: 2
Applicant: Acus Inc./DBA Nomobo Salon
Owner: Imran Shabaz
Premises Affected: 1415 North Ashland Avenue
Subject: Application for a special use to establish a beauty salon.

- **Continued to February**

5-14-S Zoning District: B3-2 Ward: 10
Applicant: Robert J. Cipich/DBA Ron's Gold Shop
Owner: Katerina, LLC
Premises Affected: 9203 South Commercial Avenue
Subject: Application for a special use to establish a valuable objects dealer.

- **Withdrawn**

- **Approved 4-0**

- Continued to February

- **Approved 4-0**

- **Zoning Administrator's Decision Upheld 4-0**

- **Approved 4-0**

2:00 P.M.

17-14-S Zoning District: B3-3 Ward: 46
Applicant: Aline and Essi Soudy/DBA Amen African Braids
Owner: 4555 North Malden, LLC c/o Kass Management Services, Inc.
Premises Affected: 1259 West Wilson Avenue
Subject: Application for a special use to establish a hair braiding salon.
• **Approved 4-0**

18-14-S Zoning District: B3-1 Ward: 30
Applicant: Speedy Cash of Illinois/DBA Speedy Cash
Owner: Rita A. Quam Family Trust
Premises Affected: 3602-06 North Cicero Avenue/4800 West Addison Street
Subject: Application for a special use to establish a payday loan facility.
• **Approved 4-0 on the condition of the applicant providing on-site private security**

19-14-S Zoning District: B1-1 Ward: 21
Applicant: Greater Tabernacle M.B. Church
Owner: GTMB Church
Premises Affected: 9712 South Vincennes Avenue
Subject: Application for a special use to establish a 257-seat religious assembly facility and construct a one-story front addition.
• **Continued to February**

20-14-S Zoning District: B1-1 Ward: 6
Applicant: Litanja Moses/DBA VIP Hair Bar
Owner: AC Lamos
Premises Affected: 458 East 75th Street
Subject: Application for a special use to establish a beauty salon.
• **Withdrawn**

21-14-S Zoning District: B3-1 Ward: 30
Applicant: Belmont Assembly of God
Owner: same as applicant
Premises Affected: 6050-58 West Belmont Avenue
Subject: Application for a special use to provide for the renovation of mezzanine space within, and for a 9,311 square foot expansion to, an existing 450-seat religious assembly facility.
• **Approved 4-0**

22-14-S Zoning District: B3-2 Ward: 32
Applicant: Webster Development Group, LLC
Owner: same as applicant
Premises Affected: 2221 North Leavitt Street
Subject: Application for a special use to establish a residential use below the second floor for a proposed four-story four-unit building with a four-car detached rear garage.
• **Approved 4-0**

23-14-S **Zoning District: B3-3** **Ward: 44**
Applicant: Yu Xiang/DBA VIP Feet Feel Spa
Owner: Mohan Gounder – Gounder Property Management
Premises Affected: 3347 North Clark Street, 1st Floor, Unit C
Subject: Application for a special use to establish a massage salon.

- Continued to February

24-14-S **Zoning District: C1-2** **Ward: 28**
Applicant: Nusrat Choudhry
Owner: Northern Associates, Inc.
Premises Affected: 414-24 South Kostner Avenue
Subject: Application for a special use to establish a gas station with a limited restaurant, convenience store and a one-lane automatic car wash.

- Approved 3-0, Sam Toia recused

25-14-S **Zoning District: B3-3** **Ward: 33**
Applicant: Aura Taboado
Owner: 4300 N Kedzie – Cullom LLC
Premises Affected: 4300 North Kedzie Avenue
Subject: Application for a special use to establish a beauty salon.

- Approved 4-0

26-14-S **Zoning District: C1-2** **Ward: 33**
Applicant: Heartland Illinois Food Corp./DBA Burger King
Owner: 2834 W. Irving Park Rd. Venture, LLC
Premises Affected: 2834 West Irving Park Road
Subject: Application for a special use to re-establish an existing drive-through window for a renovated restaurant.

- Continued to April

27-14-S **Zoning District: B1-2** **Ward: 1**
Applicant: 1459 W. Grand, series of Denali Properties, LLC
Owner: same as applicant
Premises Affected: 1459 West Grand Avenue
Subject: Application for a special use to establish a residential use below the second floor for a proposed four-story four-unit building with two below-grade parking spaces and a detached two-car garage.

- Approved 4-0

28-14-Z **Zoning District: B1-2** **Ward: 1**
Applicant: 1459 W. Grand, series of Denali Properties, LLC
Owner: same as applicant
Premises Affected: 1459 West Grand Avenue
Subject: Application for a special use to reduce the minimum lot area of 4,000 square feet by no more than 10% (to 3,750 square feet) for a proposed four-story four-unit building with two below-grade parking spaces and a detached two-car garage.

- Approved 4-0

29-14-Z **Zoning District: RM-4.5** **Ward: 43**
Applicant: Jen and Ryan Price
Owner: same as applicant
Premises Affected: 2249 North Burling Street
Subject: Application for a variation to reduce the rear yard setback from 35' to 30' and to reduce the combined side yard setback from 4.8' to 0' in order to legalize an existing rear one-story sunroom and for a proposed third floor addition with roof deck and a new rear detached garage with a roof deck and external staircase connected to an existing three-story single-family residence.

- **Approved 4-0**

30-14-Z **Zoning District: RS-3** **Ward: 33**
Applicant: Barry M. Lipson
Owner: same as applicant
Premises Affected: 3854 North Richmond Street
Subject: Application for a variation to reduce the front yard setback from 14.67' to 9.33' for a proposed expansion of an existing covered front porch and roof.

- **Approved 4-0**

31-14-Z **Zoning District: RT-4** **Ward: 25**
Applicant: Circle Squared Development, LLC
Owner: Juan J. Torres
Premises Affected: 2310 West Montana Street
Subject: Application for a variation to reduce the front yard setback from 9.27' to 0'; to reduce the west side yard setback from 6.18' to 3.5'; and, to reduce the front building wall setback for rooftop features from 20' to 0' for a proposed three-story two-unit building with a roof deck and two-car attached garage.

- **Approved 4-0**

32-14-Z **Zoning District: RT-4** **Ward: 43**
Applicant: Hague Family, LLC
Owner: same as applicant
Premises Affected: 907 West Wrightwood Avenue, Unit 3
Subject: Application for a variation to expand a permitted residential use by an amount (139.54 square feet) not to exceed 15% of the floor area (4,597 square feet) in existence 50 years prior to such filing for a proposed rear addition to the third floor unit of an existing three-story three-unit building with a rear three-car detached garage.

- **Approved 4-0**

33-14-S **Zoning District: B3-2** **Ward: 44**
Applicant: Berkeley, LLC/DBA Winehouse
Owner: KAB Own Limited
Premises Affected: 3164 North Broadway
Subject: Application for a special use to establish a liquor store.

- **Approved 4-0**

34-14-S **Zoning District: B3-2** **Ward: 50**
Applicant: Tree House Humane Society, Inc.
Owner: same as applicant
Premises Affected: 7221-31 North Western Avenue
Subject: Application for a special use to establish an animal services/shelter facility.
 • Continued to February

35-14-Z **Zoning District: RT-4** **Ward: 43**
Applicant: 1850 North Sheffield, LLC
Owner: same as applicant
Premises Affected: 1841 North Maud Avenue
Subject: Application for a variation to reduce the front yard setback from 9.5' to 4.63'; to reduce the front vehicular access setback from 20' to 4.96'; and, to reduce the rear yard setback from 16.41' to 7' for a proposed two and three-story single family residence with an attached two car garage accessed directly from North Maud Avenue via an existing 20' curb cut.
 • Approved 4-0

36-14-Z **Zoning District: RT-4** **Ward: 43**
Applicant: 1850 North Sheffield, LLC
Owner: same as applicant
Premises Affected: 1848 North Sheffield Avenue
Subject: Application for a variation to reduce the front yard setback from 6.98' to 5'; to reduce the front vehicular access setback from 20' to 5.33'; and, to reduce the rear yard setback from 14' to 8.25' for a proposed two and three-story single family residence with an attached two car garage accessed directly from North Sheffield Avenue via a proposed 20' curb cut.
 • Approved 4-0

CONTINUANCES

305-13-S **Zoning District: PMD-11A** **Ward: 25**
Applicant: Pure Metal Recycling, LLC
Owner: Sonnentag Family Limited Partnership
Premises Affected: 2201-2527 South Loomis Avenue
Subject: Application for a special use to establish a Class IVB recycling facility.
 • Continued to February

345-13-S **Zoning District: B3-3** **Ward: 3**
Applicant: Donald Hampton
Owner: Oaklawn Properties, LLC
Premises Affected: 4651 South Michigan Avenue, 1st Floor
Subject: Application for a special use to establish a beauty and hair salon.
 • Dismissed for Want of Prosecution

377-13-S **Zoning District: M1-2/M2-2 Ward: 15**
Applicant: McDonald's Corporation
Owner: same as applicant
Premises Affected: 1454 West 47th Street
Subject: Application for a special use to establish a new drive-through lane and relocate an existing drive-through window for a renovated restaurant.

- Continued to February

378-13-Z **Zoning District: M1-2/M2-2 Ward: 15**
Applicant: McDonald's Corporation
Owner: same as applicant
Premises Affected: 1454 West 47th Street
Subject: Application for a variation to increase the 4,000 square foot maximum gross floor area of a commercial establishment by not more than 10% (400 square feet) for a proposed one-story addition to an existing restaurant.

- Continued to February

399-13-Z **Zoning District: RT-3.5 Ward: 47**
Applicant: Wicklow Development 1, LLC
Owner: same as applicant
Premises Affected: 1833 West Addison Street
Subject: Application for a variation to reduce the lot area from 5,000 square feet by no more than 10% (338 square feet) for a proposed three-story four-unit building.

- Approved 4-0

401-13-Z **Zoning District: C1-1 Ward: 29**
Applicant: Angelina Collins/DBA BCD Banquet Hall
Owner: Novogroder Co.
Premises Affected: 6206 West North Avenue
Subject: Application for a variation to establish a public place of amusement license for a proposed banquet hall located within 125' of an RS-3 Residential Single-Unit (Detached House) District.

- Withdrawn

404-13-S **Zoning District: M3-3 Ward: 22**
Applicant: L.A. Recycling, Inc.
Owner: Luis Ayala
Premises Affected: 3345 West 31st Street
Subject: Application for a special use to establish a Class IVA recycling facility.

- Continued to February

409-13-S **Zoning District: C1-2 Ward: 2**
Applicant: Oswaldo Guillen
Owner: same as applicant
Premises Affected: 1627 North Wolcott Avenue
Subject: Application for a special use to enclose an existing roof deck.

- Continued to February

413-13-Z **Zoning District: RS-3** **Ward: 31**
Applicant: Ted Panek
Owner: same as applicant
Premises Affected: 3623 West Altgeld Street
Subject: Application for a variation to reduce the front yard setback from 20' to 8' and to reduce the west side yard setback from 5.2' to 2' for a proposed garage with a driveway and curb cut on West Altgeld Street.

- **Dismissed for Want of Prosecution**

414-13-Z **Zoning District: RM-6.5** **Ward: 2**
Applicant: Bart Przyjemski
Owner: same as applicant
Premises Affected: 1337 North Dearborn Street
Subject: Application for a variation to reduce the rear yard setback from 36.1' to 22.67'; to reduce the combined side yard setback from 4.2' to 0'; and, to reduce the rear yard open space from 283.1 square feet to 77 square feet and to locate such open space on the roof of a proposed garage for a proposed four-story addition with an enclosed rear connection between the aforementioned garage and existing three-story single-family residence.

- **Approved 4-0**

423-13-S **Zoning District: B3-2** **Ward: 1**
Applicant: Spa Social Side, LLC/DBA Spa Social
Owner: Karrie Lange
Premises Affected: 1855 West Chicago Avenue
Subject: Application for a special use to establish a beauty salon.

- **Approved 4-0**

425-13-S **Zoning District: C2-2** **Ward: 6**
Applicant: Maranatha Family Church
Owner: same as applicant
Premises Affected: 6837-41 South State Street
Subject: Application for a special use to establish a 340-seat religious assembly facility and construct a one-story front addition and a one-story rear addition.

- **Approved 4-0**

426-13-S **Zoning District: C2-2** **Ward: 6**
Applicant: Maranatha Family Church
Owner: same as applicant
Premises Affected: 6851-57 South State Street
Subject: Application for a special use to establish an off-site accessory parking lot to serve a religious assembly facility located at 6837 South State Street.

- **Approved 4-0**

442-13-S **Zoning District: B1-3** **Ward: 43**
Applicant: CMC Service of Chicago, LLC/DBA Great Clips
Owner: James Place Building, LLC
Premises Affected: 2506 ½ North Clark Street
Subject: Application for a special use to establish a beauty salon.
 • **Approved 4-0**

444-13-S **Zoning District: RM-5** **Ward: 4**
Applicant: 5110 S. Harper, LLC
Owner: same as applicant
Premises Affected: 5110-14 South Harper Avenue
Subject: Application for a special use to establish a 28-space off-site non-required accessory parking lot to serve a mixed-use development located at 1525 East Hyde Park Boulevard.
 • **Approved 3-0, Jonathan Swain recused**

445-13-Z **Zoning District: RM-5** **Ward: 4**
Applicant: 5110 S. Harper, LLC
Owner: same as applicant
Premises Affected: 5110-14 South Harper Avenue
Subject: Application for a variation to reduce the front yard setback from 20' to 14.11' for a proposed 28-space off-site non-required accessory parking lot to serve a mixed-use development located at 1525 East Hyde Park Boulevard.
 • **Approved 3-0, Jonathan Swain recused**

448-13-S **Zoning District: B3-1** **Ward: 41**
Applicant: Michael's Neighborhood Pub, Inc.
Owner: Nicola Haddad
Premises Affected: 6689-95 North Oliphant Avenue
Subject: Application for a special use to expand an existing tavern.
 • **Approved 4-0**

449-13-Z **Zoning District: B3-1** **Ward: 41**
Applicant: Michael's Neighborhood Pub, Inc.
Owner: Nicola Haddad
Premises Affected: 6689-95 North Oliphant Avenue
Subject: Application for a variation to establish a public place of amusement license for a tavern located within 125' of an RS-3 Residential Single-Unit (Detached House) District.
 • **Approved 4-0**